

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	ADAMS ST, ARLINGTON

## OWNERSHIP

Owner 1:	FRITSCH HOLGER &			
Owner 2:	FRITSCH KRISTEN			
Owner 3:				
Street 1:	50 ADAMS STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

## PREVIOUS OWNER

Owner 1:	LAWLESS GERARD P & JOHN F & -		
Owner 2:	HARRINGTON DANIELLE M & -		
Street 1:	108 RED HOUSE ROAD		
Twn/City:	FRANCESTOWN		
St/Prov:	NH	Cntry:	
Postal:	03043		

## NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2795 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 Half Bath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	
																			</								

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	499,200	5,200	454,800	959,200		21826
							GIS Ref
							GIS Ref
Total Card	0.114	499,200	5,200	454,800	959,200	Entered Lot Size	
Total Parcel	0.114	499,200	5,200	454,800	959,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		343.18	/Parcel: 343.1	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	104	FV	499,400	5200	4,950.	454,800	959,400	959,400	Year End Roll	12/18/2019	PRINT	
2019	104	FV	388,500	5200	4,950.	483,200	876,900	876,900	Year End Roll	1/3/2019		Date
2018	104	FV	388,500	5200	4,950.	352,500	746,200	746,200	Year End Roll	12/20/2017	12/10/20	17:59:16
2017	104	FV	364,500	4700	4,950.	307,000	676,200	676,200	Year End Roll	1/3/2017		
2016	104	FV	364,500	4700	4,950.	261,500	630,700	630,700	Year End	1/4/2016	LAST REV	
2015	104	FV	324,900	4700	4,950.	255,800	585,400	585,400	Year End Roll	12/11/2014	Date	Time
2014	104	FV	324,900	4700	4,950.	210,300	539,900	539,900	Year End Roll	12/16/2013	10/18/17	14:49:58
2013	104	FV	338,000	4700	4,950.	200,100	542,800	542,800		12/13/2012	anno	

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

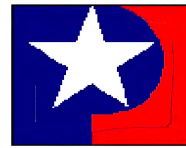
### ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
3/26/2009	Measured	197	PATRIOT
10/31/2000	Hearing Chag	201	PATRIOT
3/10/2000	Inspected	264	PATRIOT
2/17/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

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***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	21826
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

